



**CITY OF BERLIN ZONING BOARD OF ADJUSTMENT
AGENDA**

Tuesday, May 28, 2019 - 6:30PM

Executive Council Chambers of City Hall

1. Roll Call
2. Appoint Alternate Member to Voting Status for Evening
3. Approval of October 22, 2018 ZBA Minutes
4. Membership/Officer Elections (April is Officer Election Month)
5. Case 01-19: 660 Lancaster Street – Map 130; Lot 58 - Request or Special Exception
 - i. Public Hearing (each person testifying is sworn in)
 - ii. Board Deliberations

A special exception will be allowed if the following conditions are met:

 - a) The specific site is an appropriate location for such a use;
 - b) Property values in the district will not be reduced by such a use;
 - c) No nuisance or unreasonable hazard shall result;
 - d) No adverse traffic impact will result from such a use;
 - e) Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use, including water, sewer, and parking;
 - f) No material adverse impact on the view, light and air of any abutter will result; and
 - g) Such a use would not be detrimental to the public health, safety, and general welfare
 - iii. Additional Conditions
 - iv. Decision
6. Member Comments
7. Other
8. Adjournment